

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2286/OF1
2.	Proposed Development:	PROPOSED SINGLE STOREY SIDE EXTENSION
3.	Location:	34 BORROWDALE ROAD, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION <p>This application relates to 34 Borrowdale Road, a semi-detached property located on an existing housing estate within Whitehaven. The site benefits from an existing driveway and a large side and rear garden.</p> PROPOSAL <p>Planning Permission is sought for the erection of a single-storey side extension to provide a sunroom, utility and store. The proposed extension will project 6.4 metres from the side elevation and it will be 7.5 metres in depth. It has been designed to include a flat roof, with an overall height of 3 metres and it will be lit by one roof lantern. The front elevation will include an access door into the store and the utility room and the side elevation facing the garden will include patio doors. The side elevation facing the boundary and the rear elevation will be blank. It will be finished with cement render, a</p>	

black rubber roofing system and anthracite UPVC windows and doors.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Whitehaven Town Council – No comments received.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 no. properties - No objections have been received as a result of this consultation process.

PLANNING POLICIES

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Preferred Options Consultation. The Preferred Options Consultation builds upon the completed Issues and Options Consultation, which finished in January 2020. Given the stage of preparation, the emerging Copeland Local Plan 2017-2035 has only limited weight in decision making, but provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

ASSESSMENT

The key issues raised by this proposal are the principle of development, its scale and design and the potential impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling on an existing housing estate within Whitehaven and it will provide a sunroom, utility and store room. Policy DM18 supports extensions and alterations to residential properties subject to detailed criteria, which are considered below.

On this basis, the principle of the development is therefore considered to be acceptable and the extension satisfies Policies ST2, DM18 of the Local Plan and the NPPF guidance.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 and DM18 seek to ensure domestic alterations are of an appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.

The proposed extension will be relatively modest in scale and appropriately located within the large side garden. The extension will be stepped back from the principal elevation and this will ensure that the proposal appears subservient to the main dwelling and it will not be excessively prominent within the locality. It will not be overbearing for the neighbouring properties and the design is considered to be suitable for its use. In addition, the choice of materials will match the existing property.

On this basis, the proposal is considered to comply with Policies DM10 and DM18(A) and the NPPF guidance.

Residential Amenity

Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.

Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered. Although due to the orientation of the application site to the north of the neighbouring property, it is not considered that the proposal will create unacceptable amenity issues. The extension will be stepped back from the boundary and therefore it is considered that the

	<p>extension will not cause a significant loss of light to the neighbouring properties. The existing boundary fence will also mitigate potential overlooking issues.</p> <p>Under current permitted development rights, an extension could project up to half the width of the original dwelling, 3 metres in this case with an overall height of 4 metres, without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the projection and depth are not significantly larger than what is possible under permitted development, the proposal is considered to be satisfactory and it not have a detrimental impact on the neighbouring amenity.</p> <p>In addition, due to the scale of the extension, the use of the proposed extension can be controlled by means of a planning condition to ensure that it is only used as ancillary accommodation to the principal dwelling. This will help to minimise impacts on the amenities of the occupiers of surrounding dwellings.</p> <p>On this basis, the proposal is considered to meet Policies DM18(B), DM18(C) and the NPPF guidance.</p> <p><u>Highway Safety</u></p> <p>Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>The site access and off-street parking will remain unchanged to the front of the property and therefore it is considered the proposal will not have a detrimental effect on the existing highway conditions. The proposal will not create any additional bedrooms and therefore the existing driveway provides adequate off-street parking to meet the needs of the property.</p> <p>On this basis, the proposal is considered to satisfy Policy DM22 and the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed extension is of an appropriate scale and design and would not have any detrimental impact on the amenities of the adjoining properties or highway safety. It represents an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> 1. The development hereby permitted must commence before the expiration of three years from the date of this permission. <p>Reason</p>

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: -

Site Plan, scale 1:1250, drawing ref PC-34BR-001, received 16th June 2021;
Block Plan, scale 1:500, drawing ref PC-34BR-001, received 16th June 2021;
Existing Elevations, scale 1:100, drawing ref PC-34BR-001, received 16th June 2021;
Proposed Site Plan, scale 1:1250, drawing ref PC-34BR-002, received 16th June 2021;
Proposed Elevations, scale 1:100, drawing ref PC-34BR-002, received 16th June 2021;
Proposed North Elevation, scale 1:50, drawing ref PC-34BR-003, received 16th June 2021;
Proposed South Elevation, scale 1:50, drawing ref PC-34BR-004, received 16th June 2021;
Proposed East Elevation, scale 1:50, drawing ref PC-34BR-005, received 16th June 2021;
Proposed West Elevation, scale 1:50, drawing ref PC-34BR-006, received 16th June 2021;
Existing Floor Plan, scale 1:50, drawing ref PC-34BR-007, received 16th June 2021;
Proposed Floor Plan, scale 1:50, drawing ref PC-34BR-008, received 16th June 2021;
Existing and Proposed Drainage, scale 1:1250 and 1:100, drawing ref PC-34BR-011, received 16th June 2021;
Design and Access Statement, received 16th June 2021.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. The extension hereby permitted must not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 34 Borrowdale Road and must not be let or sold as a separate permanent dwelling.

Reason

The extension is not considered appropriate for use as a separate residential unit.

Informative

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Case Officer: C. Unsworth

Date : 10/08/2021

Authorising Officer: N.J. Hayhurst

Date : 10/08/2021

Dedicated responses to:- N/A